



Holmlea Cottage, 142 Southwick Road, Dalbeattie, DG5 4HS

Offers over £170,000

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**BRAIDWOODS**  
SOLICITORS & ESTATE AGENTS

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Holmlea is a charming granite fronted three bedroom property just a stones throw from the centre of Dalbeattie. This cottage offers a lovely open plan Living/ Dining area as well as a great fully enclosed garden to the rear with direct access to a variety of woodland walks. All amenities including primary and secondary schools are within walking distance.

### ACCOMMODATION

Entrance Vestibule, Open Plan Living/ Dining Room, Kitchen, Office/ Utility Room, 3 Bedrooms (1 En Suite), Family Bathroom. Garage. Greenhouse. Garden to the rear.

### ENTRANCE VESTIBULE (1.29M X 1.14M OR 4'2" X 3'7")

Entered through wooden door with glazed panels. Wall light. Fuse box and meters. Fitted carpet. Through glazed door into the Living Dining Room.

### LIVING/ DINING ROOM (14'4" X 23' OR 4.41M X 7.03M BOTH AT WIDEST POINTS)

Two windows to the front with curtain pole and curtains. Window to the side with roller blind. Ceiling light and wall lights. Central heating radiator with thermostat controls. Television point. Shelved alcove. Space for wood burning stove. Fitted carpet.



### KITCHEN (8'3" X 12'4" OR 2.51M X 3.78M)

Window to the rear. Coving. Stainless steel ceiling spot lights. Fitted base and wall units. Slot in cooker with induction hob. Space and plumbing for washing machine, dishwasher and fridge freezer. Stainless steel sink and drainer. Built in shelved storage pantry. Central heating radiator with thermostat controls. Tile effect flooring.

### REAR HALL (2'4" X 2'7" OR 0.75M X 0.83M)

Glazed door leading to rear garden. Wall mounted coat hooks. Tile effect flooring.

### OFFICE/ UTILITY ROOM (8'6" X 8'6" OR 2.62M X 2.64M)

Window to the rear. Ceiling light. Central heating radiator with thermostat controls. Fitted base and wall units. Wooden flooring.

From the Living/ Dining Room, carpeted staircase to the Landing.

### LANDING

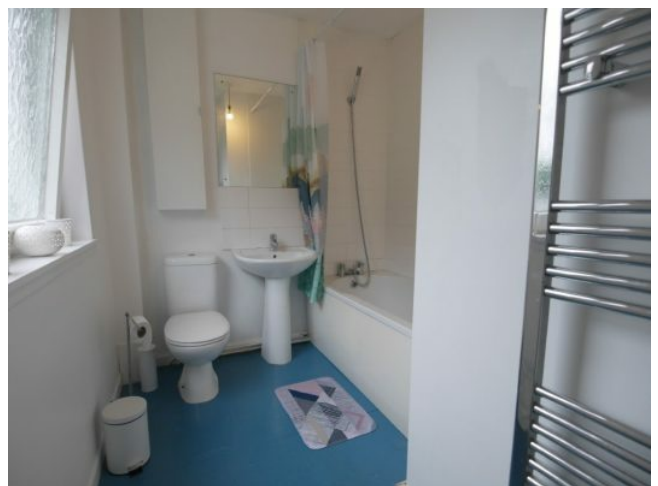
Window to the rear. Ceiling light. Coving. Central heating radiator. Two large built in storage cupboards with shelves. Fitted carpet.

### BEDROOM 1 (11'6" X 13'2" OR 3.56M X 4.04M)

Window to the front with roller blind. Ceiling light. Central heating radiator with thermostat controls. Access hatch to loft. Fitted carpet.

### EN SUITE (4'7 X 5' OR 1.43M X 1.53M)

Ceiling light. Extractor fan. Shower enclosure with 'Mira Sport Max' shower and Respatex wall cladding. W.C. Wash hand basin with tiled splashback. Wall mounted unit with mirror fronted doors. Chrome ladder style central heating radiator.



### BEDROOM 2 (10'2" X 10'4" OR 3.10M X 3.17M)

Window to the front with roller blind. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

### BEDROOM 3 (13'5" X 8'7" OR 4.12M X 2.66M)

Window to the rear with roller blind. Ceiling light. Central heating radiator with thermostat controls. Fitted carpet.

### BATHROOM (9'4" X 6'4" OR 2.88M X 1.96M)

Opaque glazed window to the rear. Ceiling light. Chrome ladder style central heating radiator with thermostat controls. W.C. Wash hand basin. Bath with shower head over and shower curtain. Tiled walls. Rubber flooring.

### GARAGE (14'9" X 11'5" OR 4.5M X 3.51M)

Full light and power. Up and over to the front.

### OUTSIDE

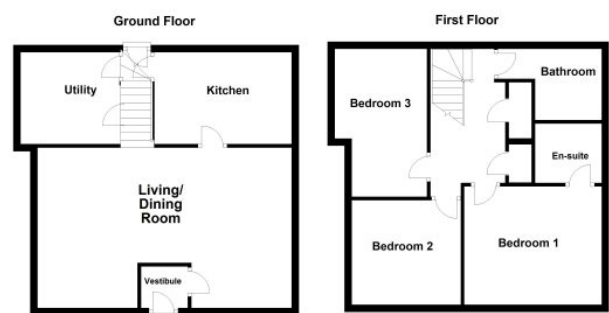
Sloped rear garden with lawn and various shrub and flower borders. Gate giving access to woodland. Greenhouse.

### NOTES

This property has an ample supply of power points, full central heating controlled by a Nest Smart thermostat and full double glazing. All fixed floor coverings and some light fittings will be included in the sale. No guarantees will be given with any white goods included. Please note the wood burning stove in the living area is excluded from the sale. Home Report available on [www.onesurvey.org](http://www.onesurvey.org). EPC Band E. Council Tax Band D.

### VIEWINGS

Contact Braidwoods Solicitors on (01387) 257272.



## ENTRY

By negotiation.

## DIRECTIONS

Leaving Dumfries along the Dalbeattie Road (A711) and continue to Dalbeattie. Take the left turn onto Dalbeattie High Street and then second left onto Southwick Road. Continue along this road and number 142 is on the right.

**Consumer Protection for Unfair Trading Regulations 2008, Business Protection from Misleading Marketing Regulations 2008**

**These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.**





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